

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

20230524000154860 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
05/24/2023 08:26:25 AM FILED/CERT

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Christian Torres
Joy Brett

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FORTY FIVE THOUSAND AND NO/00 DOLLARS (\$45,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mondragon Properties, LLC, An Alabama Limited Liability Company** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Christian Torres and Joy Brett, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Tract III, according to the Plat of Spring Creek Homes Situated in Section 11, Township 24 North, Range 15 East, as recorded in Map Book 17, Page 128, in the Probate Office of Shelby County.
Subject to and together with rights and restrictions contained in that certain deed recorded December 9, 1993 as Instrument No. 1993-39326*

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of May, 2023.

Joy Brett

Antiono Mondragon

Mondragon Properties, LLC
An Alabama Limited Liability Company
By: Antiono Mondragon, Managing Member

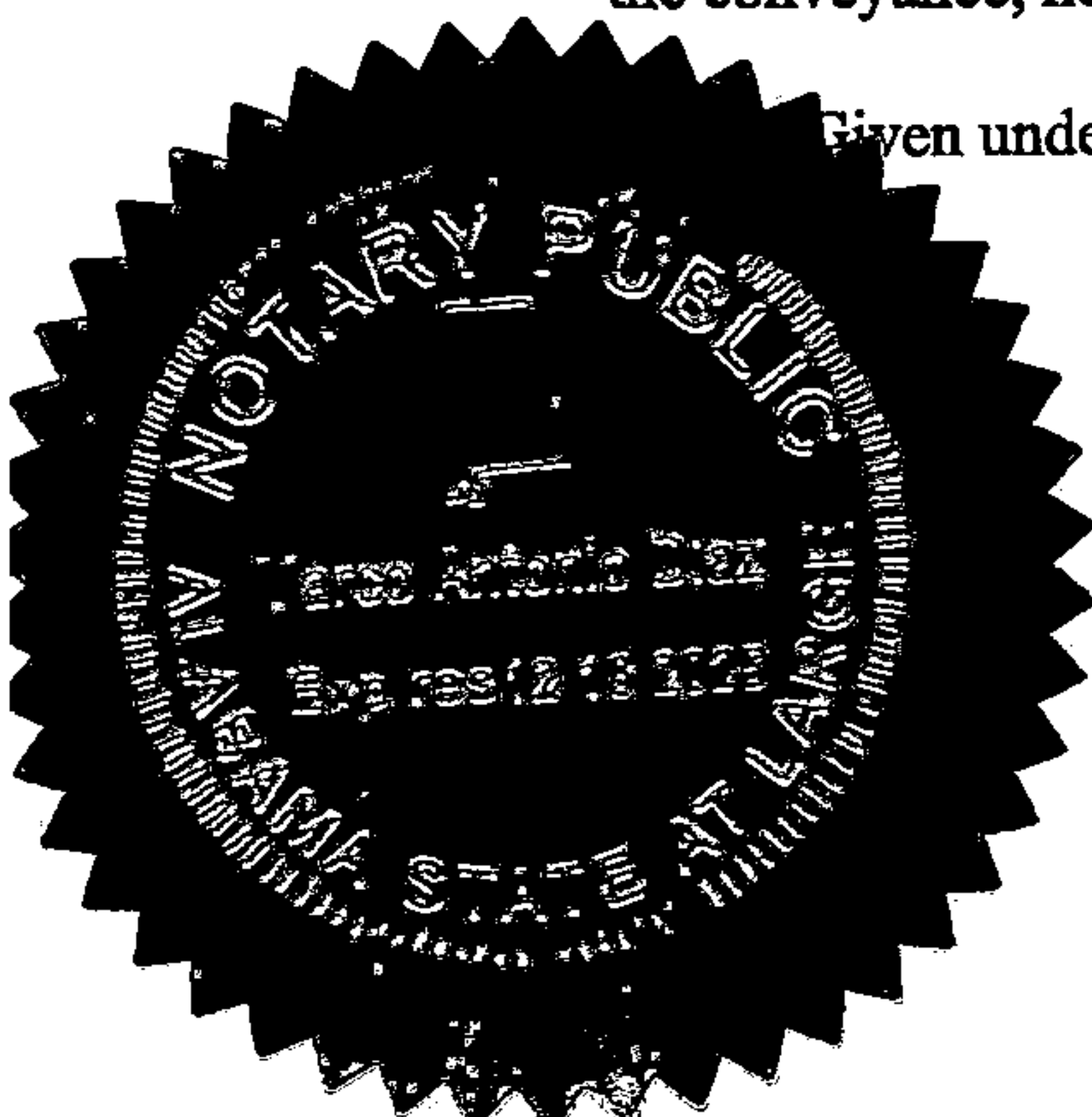
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Antiono Mondragon as Managing Member of Mondragon Properties, LLC**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

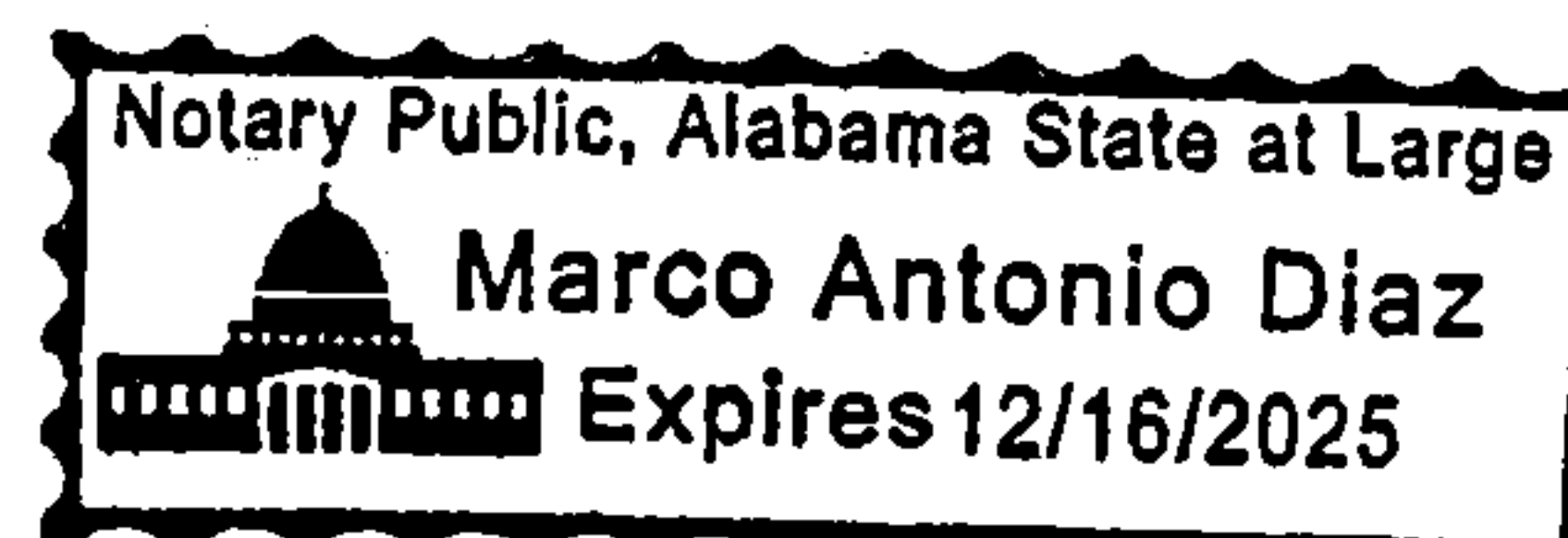
Given under my hand and official seal this 17 day of May, 2023.

Marco Antonio Diaz

Notary Public
My Commission Expires:



Shelby County, AL 05/24/2023
State of Alabama
Deed Tax: \$45.00



Real Estate Sales Validation Form

20230524000154860 2/2 \$70.00
Shelby Cnty Judge of Probate, AL
05/24/2023 08:26:25 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mondragon Properties
Mailing Address 8469 Hwy 47 Shelby AL

Grantee's Name Joy Brett
Mailing Address 1958 Hwy 46 Shelby

Property Address 1958 Hwy 47⁶ Shelby, AL

Date of Sale May 17th

Total Purchase Price \$ 45,000

or
Actual Value

\$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/24/23

Print Joy Brett

Unattested

(verified by)

Sign Joy Brett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1